

Engineering Interpretations

Building Site Development

Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, post construction performance, and maintenance. Soil limitation ratings of slight, moderate, and severe are given for shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns, landscaping, and golf fairways.

Shallow Excavations

Shallow excavations are trenches or holes dug in the soil to a maximum depth of 5 or 6 feet. They are used for pipelines, sewer lines, telephone and power transmission lines, basements, open ditches, and cemeteries. The ratings are based on the soil properties that influence ease of digging and resistance to sloughing.

Dwellings With or Without Basements

These are single-family houses of three stories or less. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper, for houses without basements, or at a depth of 7 feet if a basement is constructed. The ratings are based on properties affecting soil strength and settlement under a load, and those that affect excavation and construction costs.

Small Commercial Buildings

Limitation ratings are given for the undisturbed soil on which small commercial buildings of less than three stories without basements are built. The foundation is assumed to be placed on spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper.

Local Roads and Streets

Limitation ratings are given for the use of soils for construction of improved local roads and streets that have all-weather surfacing, commonly of asphalt, gravel with binder in it, or concrete, and that are expected to carry automobile traffic all year. These roads and streets are graded to shed water, and conventional drainage measures are provided. With the probable exception of the hard surface, roads and streets are built mainly from the soil at hand.

Lawns, Landscaping, and Golf Fairways

The soils are rated for their use in establishing and maintaining turf for lawns and golf fairways and ornamental trees and shrubs for residential type landscaping. The ratings are based on the use of soil material at the location with some land smoothing. Irrigation may or may not be needed and is not a criterion in rating. Traps, trees, roughs, and greens are not considered as part of the golf fairway. The properties considered are those listed that affect plant growth and trafficability after vegetation is established.

This subsection includes:

- **(a) Building Site Development**

Audrain County, Missouri: Detailed Soil Map Legend

Building Site Development

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Map symbol and soil name	Dwellings without basements		Dwellings with basements		Small commercial buildings		Local roads and streets		Lawns and landscaping	
	Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
10C2: Armstrong-----	Very limited ~shrink-swell (very limited) ~wetness (moderately limited) ~slope (slightly limited)	1.00 0.59 0.15	Very limited ~wetness (very limited) ~shrink-swell (very limited) ~slope (slightly limited)	1.00 1.00 0.15	Very limited ~shrink-swell (very limited) ~slope (limited) ~wetness (slightly limited)	1.00 0.83 0.28	Not Rated Not Rated ~shrink-swell (very limited) ~wetness (slightly limited)	 1.00 0.28	Slightly limited ~wetness (slightly limited)	0.28
10C3: Armstrong-----	Very limited ~shrink-swell (very limited) ~wetness (moderately limited) ~slope (slightly limited)	1.00 0.59 0.15	Very limited ~wetness (very limited) ~shrink-swell (very limited) ~slope (slightly limited)	1.00 1.00 0.15	Very limited ~shrink-swell (very limited) ~slope (limited) ~wetness (slightly limited)	1.00 0.83 0.28	Not Rated Not Rated ~shrink-swell (very limited) ~wetness (slightly limited)	 1.00 0.28	Moderately limited ~too clayey (moderately limited) ~wetness (slightly limited)	0.60 0.28
18F: Goss-----	Very limited ~slope (very limited) ~shrink-swell (moderately limited) ~large stones (slightly limited)	1.00 0.45 0.12	Very limited ~slope (very limited) ~shrink-swell (slightly limited) ~large stones (slightly limited)	1.00 0.27 0.12	Very limited ~slope (very limited) ~shrink-swell (moderately limited) ~large stones (slightly limited)	1.00 0.45 0.12	Not Rated Not Rated ~slope (very limited) ~shrink-swell (moderately limited)	 1.00 0.45	Very limited ~slope (very limited) ~droughty (moderately limited) ~small stones (slightly limited)	1.00 0.33 0.27
19B: Marion-----	Very limited ~shrink-swell (very limited) ~wetness (limited)	1.00 0.99	Very limited ~wetness (very limited) ~shrink-swell (limited)	1.00 0.86	Very limited ~shrink-swell (very limited) ~wetness (limited)	1.00 0.60	Not Rated Not Rated ~shrink-swell (very limited) ~wetness (limited)	 1.00 0.60	Limited ~wetness (limited)	0.60

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22C2: Keswick-----	Very limited ~shrink-swell (very limited) ~wetness (moderately limited) ~slope (slightly limited)	1.00 0.59 0.15	Very limited ~wetness (very limited) ~shrink-swell (very limited) ~slope (slightly limited)	1.00 1.00 0.15	Very limited ~shrink-swell (very limited) ~slope (limited) ~wetness (slightly limited)	1.00 0.83 0.28	Not Rated Not Rated ~shrink-swell (very limited) ~wetness (slightly limited)	 1.00 0.28	Slightly limited ~wetness (slightly limited)	 0.28
22D2: Keswick-----	Limited ~slope (limited) ~wetness (moderately limited) ~shrink-swell (moderately limited)	0.76 0.59 0.45	Very limited ~wetness (very limited) ~slope (limited) ~shrink-swell (moderately limited)	1.00 0.76 0.57	Very limited ~slope (very limited) ~shrink-swell (moderately limited) ~wetness (slightly limited)	1.00 0.45 0.28	Not Rated Not Rated ~slope (limited) ~shrink-swell (moderately limited)	 0.63 0.45	Limited ~slope (limited) ~wetness (slightly limited)	 0.63 0.28
23B2: Leonard-----	Very limited ~shrink-swell (very limited) ~wetness (very limited)	1.00 1.00	Very limited ~wetness (very limited) ~shrink-swell (very limited)	1.00 1.00	Very limited ~shrink-swell (very limited) ~wetness (limited)	1.00 0.81	Not Rated Not Rated ~shrink-swell (very limited) ~wetness (limited)	 1.00 0.81	Limited ~wetness (limited) ~too clayey (moderately limited)	 0.81 0.60
24F: Winnegan-----	Very limited ~shrink-swell (very limited) ~slope (very limited) ~wetness (moderately limited)	1.00 1.00 0.37	Very limited ~slope (very limited) ~shrink-swell (very limited) ~wetness (limited)	1.00 1.00 0.99	Very limited ~slope (very limited) ~shrink-swell (very limited)	1.00 1.00	Not Rated Not Rated ~shrink-swell (very limited) ~slope (very limited)	 1.00 1.00	Very limited ~slope (very limited)	 1.00

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Map symbol and soil name	Dwellings without basements		Dwellings with basements		Small commercial buildings		Local roads and streets		Lawns and landscaping	
	Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
27B: Mexico-----	Very limited ~shrink-swell (very limited) ~wetness (limited)	1.00 0.79	Very limited ~wetness (very limited) ~shrink-swell (very limited)	1.00 1.00	Very limited ~shrink-swell (very limited) ~wetness (moderately limited)	1.00 0.45	Not Rated Not Rated ~shrink-swell (very limited) ~wetness (moderately limited)	 1.00 0.45	Moderately limited ~wetness (moderately limited)	0.45
27B2: Mexico-----	Very limited ~shrink-swell (very limited) ~wetness (limited)	1.00 0.79	Very limited ~wetness (very limited) ~shrink-swell (very limited)	1.00 1.00	Very limited ~shrink-swell (very limited) ~wetness (moderately limited)	1.00 0.45	Not Rated Not Rated ~shrink-swell (very limited) ~wetness (moderately limited)	 1.00 0.45	Moderately limited ~too clayey (moderately limited) ~wetness (moderately limited)	0.60 0.45
28: Twomile-----	Very limited ~flooding (very limited) ~wetness (limited) ~shrink-swell (moderately limited)	1.00 0.99 0.45	Very limited ~flooding (very limited) ~wetness (very limited) ~shrink-swell (slightly limited)	1.00 1.00 0.22	Very limited ~flooding (very limited) ~wetness (limited) ~shrink-swell (moderately limited)	1.00 0.60 0.45	Not Rated Not Rated ~flooding (very limited) ~wetness (limited)	 1.00 0.60	Limited ~wetness (limited) ~flooding (moderately limited)	0.60 0.60
33: Belknap-----	Very limited ~flooding (very limited) ~wetness (moderately limited)	1.00 0.59	Very limited ~flooding (very limited) ~wetness (very limited)	1.00 1.00	Very limited ~flooding (very limited) ~wetness (slightly limited)	1.00 0.28	Not Rated Not Rated ~flooding (very limited) ~wetness (slightly limited)	 1.00 0.28	Very limited ~flooding (very limited) ~wetness (slightly limited)	1.00 0.28

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34: Putnam-----	Very limited ~shrink-swell (very limited) ~wetness (very limited)	1.00 1.00	Very limited ~wetness (very limited) ~shrink-swell (limited)	1.00 0.97	Very limited ~shrink-swell (very limited) ~wetness (limited)	1.00 0.99	Not Rated Not Rated ~shrink-swell (very limited) ~wetness (limited)	 1.00 0.99	Limited ~wetness (limited)	 0.99
45B: Gifford-----	Very limited ~shrink-swell (very limited) ~wetness (very limited)	1.00 1.00	Very limited ~wetness (very limited) ~shrink-swell (moderately limited)	1.00 0.51	Very limited ~shrink-swell (very limited) ~wetness (limited)	1.00 0.81	Not Rated Not Rated ~shrink-swell (very limited) ~wetness (limited)	 1.00 0.81	Limited ~wetness (limited)	 0.81
47: Chariton-----	Very limited ~shrink-swell (very limited) ~wetness (very limited)	1.00 1.00	Very limited ~wetness (very limited) ~shrink-swell (limited)	1.00 0.97	Very limited ~shrink-swell (very limited) ~wetness (very limited)	1.00 1.00	Not Rated Not Rated ~shrink-swell (very limited) ~wetness (very limited)	 1.00 1.00	Very limited ~wetness (very limited)	 1.00
56B: Jemerson-----	Moderately limited ~shrink-swell (moderately limited)	0.45	Moderately limited ~wetness (moderately limited) ~shrink-swell (slightly limited)	0.47 0.05	Moderately limited ~shrink-swell (moderately limited)	0.45	Not Rated Not Rated ~shrink-swell (moderately limited)	 0.45	Not limited	

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74C2: Winnegan-----	Very limited ~shrink-swell (very limited) ~wetness (moderately limited) ~slope (slightly limited)	1.00 0.37 0.15	Very limited ~shrink-swell (very limited) ~wetness (limited) ~slope (slightly limited)	1.00 0.99 0.15	Very limited ~shrink-swell (very limited) ~slope (limited)	1.00 0.83	Not Rated Not Rated ~shrink-swell (very limited)	 1.00	Moderately limited ~too clayey (moderately limited)	 0.60
74D2: Winnegan-----	Very limited ~shrink-swell (very limited) ~slope (limited) ~wetness (moderately limited)	1.00 0.76 0.37	Limited ~wetness (limited) ~shrink-swell (limited) ~slope (limited)	0.99 0.86 0.76	Very limited ~slope (very limited) ~shrink-swell (very limited)	1.00 1.00	Not Rated Not Rated ~shrink-swell (very limited) ~slope (limited)	 1.00 0.63	Limited ~slope (limited)	 0.63
90B: Lenzburg-----	Moderately limited ~shrink-swell (moderately limited)	 0.45	Moderately limited ~shrink-swell (moderately limited)	 0.45	Moderately limited ~shrink-swell (moderately limited)	 0.45	Not Rated Not Rated ~shrink-swell (moderately limited)	 0.45	Moderately limited ~too clayey (moderately limited) ~large stones (slightly limited)	 0.60 0.13
90F: Lenzburg-----	Very limited ~slope (very limited) ~shrink-swell (moderately limited)	1.00 0.45	Very limited ~slope (very limited) ~shrink-swell (moderately limited)	1.00 0.45	Very limited ~slope (very limited) ~shrink-swell (moderately limited)	1.00 0.45	Not Rated Not Rated ~slope (very limited) ~shrink-swell (moderately limited)	 1.00 0.45	Very limited ~slope (very limited) ~too clayey (moderately limited) ~large stones (slightly limited)	 1.00 0.60 0.13

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100: Udorthents-----	Not Rated Not Rated ~slope (moderately limited)	 0.30	Not Rated Not Rated ~slope (moderately limited)	 0.30	Limited ~slope (limited)	 0.99	Not Rated Not Rated 	 	Not Rated Not Rated Not Rated Not Rated	
M-W: Water-----	Not rated		Not rated		Not rated		Not rated		Not rated	
W: Water-----	Not rated		Not rated		Not rated		Not rated		Not rated	